



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
146		BEDFORD RD, LINCOLN

**OWNERSHIP**

Owner 1: GINGRICH PAUL  
 Owner 2: GINGRICH BELINDA  
 Owner 3:  
 Street 1: 146 BEDFORD RD  
 Street 2:  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ: Y  
 Postal: 01773 Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	227,300	700	1.140	496,300	724,300
Total Card		700	1.140	496,300	724,300
Total Parcel		700	1.140	496,300	724,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 258.55		/Parcel: 258.55	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

10/28/11
Insp Date

**PREVIOUS OWNER**

Owner 1: LAFERRIERE TIMOTHY J -  
 Owner 2: LAFERRIERE DEANNA L -  
 Street 1: 146 BEDFORD RD  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry  
 Postal: 01773 Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,400	700	1.14	496,300	722,400	722,400	Year End Roll	9/26/2019
2019	101	FV	206,300	700	1.14	480,700	687,700	687,700	Create Final value 2019	6/4/2019
2018	101	FV	206,300	700	1.14	480,700	687,700	687,700	Year End Roll	9/28/2017
2017	101	FV	204,300	700	1.14	453,700	658,700	658,700	Year End Roll	9/29/2016
2016	101	FV	202,400	700	1.14	440,300	643,400	643,400	Year End Roll	1/14/2016
2015	101	FV	198,600	700	1.14	407,700	607,000	607,000	Year End	10/2/2014
2014	101	FV	190,900	700	1.14	365,100	556,700	556,700	Year End Roll	1/23/2014
2013	101	FV	187,100	700	1.14	354,500	542,300	542,300	Year End Roll	10/25/2012

Parcel ID 119 25 0

**PRINT**

Date	Time
10/22/20	16:00:28

**LAST REV**

Date	Time
05/03/17	14:48:15

**USER DEFINED**

Prior Id # 1:	22 31 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**NARRATIVE DESCRIPTION**

This Parcel contains 1.14 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LAFERRIERE TIMO	48634-349		12/8/2006		637500	No	No			
CONSTANTINE KAT	36030-170		8/1/2002		515000	No	No			
PHILIP J CONSTA	12136-33		12/31/1971	FAMILY	0	No	No			

**TAX DISTRICT**

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
3/1/2017	6675	SOLAR PA	23,680	C				Install solar pane
11/15/2016	6624	ROOF	26,590	C				Remove old roof sh
9/8/2008	4037	MANUAL		C				wood burning stove
11/27/2004	2851	RENOVATI	30,000	C	6/12/2004			reno kitch & 1/2 b
9/7/2001	2338	ROOF		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/28/2011	MEAS+INSPCTD	25	D ERSKINE
4/30/2005	MEAS/EXT INS	615	
12/4/2004	M&L EXTERIOR	615	
6/12/2004	MEAS+INSPCTD	615	
12/16/2003	MEAS/EXT INS	615	
10/16/1995	MEAS+INSPCTD	607	

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

Sign: VERIFICATION OF VISIT NOT DATA

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		49658		SQUARE FE	PRIME SITE		0	7.	1.428	R3									496,282						496,300	

Total AC/HA: 1.13999	Total SF/SM: 49657.96	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 496,282	Spl Credit	Total: 496,300
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**EXTERIOR INFORMATION**

Type:	19	- RANCH
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:	26	- WOOD 25%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	C	- AVERAGE
Year Blt:	1954	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	3	- FORCED H/W
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	Yes	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	10X16	A	AV	1954	15.00	T	70	101			700			700

More: N	Total Yard Items: 700	Total Special Features: 700	Total: 700
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**BATH FEATURES**

Full Bath:	2	Rating: GOOD
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth		Rating:
1/2 Bath:	1	Rating: GOOD
A HBth:		Rating:
OthrFix:	2	Rating: AVERAGE

**OTHER FEATURES**

Kits:	1	Rating: GOOD
A Kits:		Rating:
Frpl:	2	Rating: AVERAGE
WSFlue:	1	Rating: AVERAGE

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV	- Average	31%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31%

**CALC SUMMARY**

Basic \$ / SQ:	86.00
Size Adj.:	1.11787248
Const Adj.:	1.01999998
Adj \$ / SQ:	98.060
Other Features:	74230
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	329486
Depreciation:	102141
Depreciated Total:	227345

**COMMENTS**

NEW 3 BED SEPTIC 1996.

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	6	BR:	3	Bath:	2	HB:	1			

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

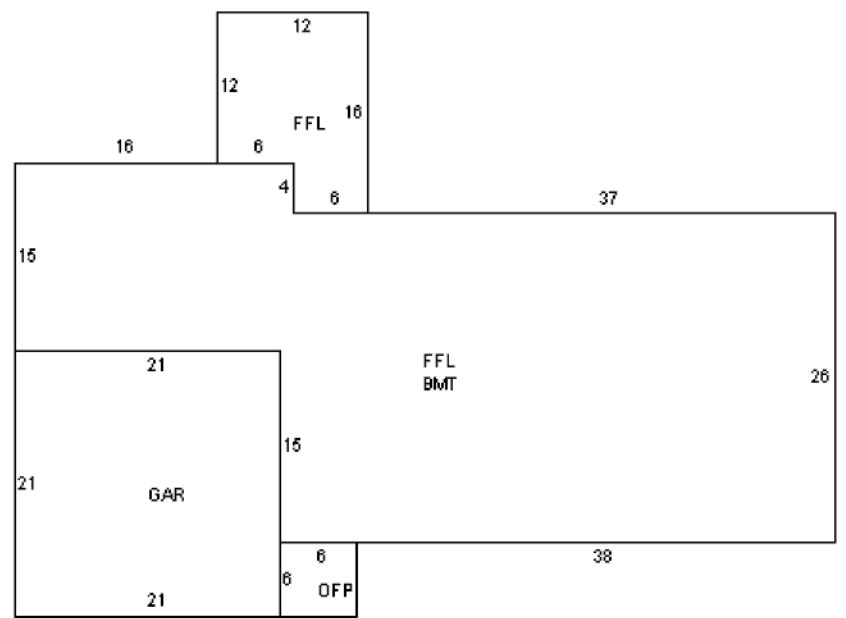
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 492662.9482
Juris. Factor:		Val/Su Fin:	81.15	
Special Features:	0	Val/Su Net:	63.65	
Final Total:	227300	Val/Su SzAd:	139.36	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,631	98.060	159,935	
BMT	BASEMENT	1,463	53.930	78,904	
GAR	GARAGE	441	36.000	15,876	
OFF	OPEN PORCH	36	15.000	540	
Net Sketched Area:		3,571	Total:	255,255	
Size Ad	1631	Gross Area	3571	FinArea	2801

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	0

**IMAGE**

AssessPro Patriot Properties, Inc

